

**FARMINGTON CITY
PLANNING COMMISSION MEETING
September 6, 2018**

STUDY SESSION

***Present:** Chair Kent Hinkley, Commissioners Connie Deianni, Amy Shumway, Rulon Homer, Roger Child, Shawn Beus, Russ Workman, Community Development Director Dave Petersen, Associate City Planner Eric Anderson and Recording Secretary Tacy Stine.*

REZONE/SUBDIVISION

Item #3. Justin Atwater / Write Development Group (Public Hearing) – Applicant is requesting a recommendation for rezone and schematic plan approval for the Kirkham Subdivision consisting of 4 lots on 2.4 acres of property located at 975 N. Compton Road in an A-F (Agriculture – Foothill) and LR-F (Large Residential – Foothill) zone. The rezone application is for approximately .31 acres of the subject property (the northwest corner) from an A-F (Agriculture – Foothill) to an LR-F (Large Residential – Foothill) zone. (S-22-18 & Z-8-18)

Eric Anderson said the rezone portion is the northwest corner of the property. In order to do the subdivision as proposed they have to rezone that corner, otherwise they wouldn't have enough ground to do the densities they're showing. Dave Petersen said on the schematic plan they did a yield plan that shows five lots, but decided they only wanted to do four. Connie Deianni said she has some concerns about the slope and drainage. She asked about how steep it is. Eric Anderson said it is steep. He said the problem is the cul-de-sac slopes down from Compton Road. He said the engineer determined that the storm drain line is low enough that most of the lots will be able drain out into the road. He said the pipe is low enough that they can get the grade to do it. One lot is an exception, and they'll have to do a retention basin as opposed to a detention. Connie Deianni asked about geological surveys. David Petersen said it's a soils report. The soils report is done for every subdivision in the city. He said it helps builders know how to place footings and also identifies ground water. Connie Deianni asked if they mitigate the issues if the soils report fails. Dave Petersen said the soils report will tell how they have to spread their footings differently. Eric Anderson said there's an engineering solution for almost every problem. He said this property is in the Foothill Overlay District. That means there are additional things they have to do, which includes some additional geo-tech stuff. He said there's a fault line study, revegetation plan, geology report, soil characteristics report and other studies. He said the intent of that is that everything above 200 East or Main Street is in the foothills. Dave Petersen said they want make sure there's not a fault line.

Connie Deianni asked if they'd heard from anyone on the downhill side of the property. Eric Anderson said no.

Rulon Homer asked if the three lots had been previously approved. Dave Petersen said they hadn't, that he's just coming in with the schematic plan. Eric Anderson said it's a rezone and subdivision. He said in order to do the subdivision the applicant has to get that corner part of the property rezoned. Dave Petersen gave a history of the property. He said zoning came to the City in 1957. They zoned things residential that they thought would be reasonable, then zoned everything else agriculture to match what the use was. He said when things got annexed, strips of agriculture got left over, and this is one of them. Eric Anderson said the part zoned agriculture is only .31 acres. Dave Petersen said it's small, but important because the owner needs it. He said he can't recall any time in the last twenty or thirty years when someone has had a random piece of Agriculture in what's supposed to be Low Density Residential where the City hasn't rezoned them. Eric Anderson said the request is consistent with the

General Plan and with surrounding properties. He said it is still a legislative decision, but he sees no reason not to rezone it.

CONDITIONAL USE PERMIT – SITE PLAN

Item #4. Travis Davis / Hughes Contractors (Public Hearing) – Applicant is requesting conditional use and site plan approval for the Stathis Trucking Facility on 12.55 acres of property located at 1291 S. 650 West in an LM&B (Light Manufacturing and Business) zone. (C-1-18)

Eric Anderson said back in 2014 the City did a conditional use permit for John Stathis to do his trucking yard. Previously he had a trucking yard by Steve Flanders on 1525 West. Then he did a property swap with Jared Darger of Meadow View, so he moved his trucking yard out to 650 West. He said with the conditional use permit there were some requirements that Mr. Stathis did not follow. He said the City didn't have a good trigger to follow up and see if the conditions were followed, but now they do. He said Mr. Stathis wants to build a new building so there are building permits they can hold off on if necessary. He said a lot of the conditions at that time have been included with the current ones. He said Mr. Stathis wants to do a building on the front portion of his property. It's a big piece of property and will only take the front portion of it. He said one of the big issues the Planning Commission will be reviewing is the landscape plan. He said the secondary waterline is up on 650 West because there's never been a need to bring it down. In order to bring it down to do landscape irrigation they'll have to go to great costs to cut into the road. As an alternative to that the applicant proposed zeroscaping which means just rocks. He said the Planning Commission does have to approve the site plan.

Kent Hinkley said it felt like a snub in the nose that Mr. Stathis is asking for another conditional use permit when he didn't follow through on the conditions of the first one. Amy Shumway asked what conditions he didn't keep before. Kent Hinkley answered that it was the landscaping plan, the fence, he said Mr. Stathis was supposed to tell the Fire Marshal what he was storing. He was supposed to improve 650 West, but he didn't do any of them. Dave Petersen said maybe he has to fulfil those conditions before he can build his building. Kent Hinkley mentioned a bond. Dave Petersen said a cash bond would be good. Kent Hinkley was worried that Mr. Stathis still won't meet the conditions he's given. Eric Anderson said the difference is that now they have a building permit which gives them more teeth. Dave Petersen said they could require all conditions be met before they issue the occupancy permit.

Kent Hinkley said he thinks they ought to have the landscaping be xeriscape, not zeroscape, with some plant material. Dave Petersen said that Mr. Stathis has had his trucking yard in three different locations, and there have been problems each time.

Connie Deianni said she can get behind the xeriscaping. She asked if they can specify that there has to be three to four foot boulders and not just gravel all over. Dave Petersen said the landscaping plan he has isn't that detailed. The Planning Commission could ask that that be brought back to see what it will look like. He said to get a building permit in Farmington you have to do one of three things. One, the public improvements in the front have to be in, finished and finalized. Two, they can post a performance bond. Three, they can do an agreement saying they will do it sometime in the future. Amy Shumway asked what the performance bond is. Dave Petersen replied that the engineer comes up with an estimate, puts a contingency on it and then they have to post it before the City will issue the permit.

REGULAR SESSION

Present: Chair Kent Hinkley, Commissioners Connie Deianni, Amy Shumway, Rulon Homer, Roger Child, Russ Workman, Shawn Beus, Community Development Director Dave Petersen, Associate City Planner Eric Anderson and Recording Secretary Tacy Stine.

Item #1. Minutes

Connie Deianni made a motion to approve the Minutes from the August 9, 2018 Planning Commission meeting. Rulon Homer seconded the motion, which was unanimously approved.

Amy Shumway made a motion to approve the Minutes from the August 23, 2018 Planning Commission meeting. Roger Child seconded the motion, which was unanimously approved.

Item #2. City Council Report

Dave Petersen gave a report from the August 23, 2018 City Council meeting. He said staff gave the same presentation to the City Council as they did the Planning Commission about growth in Farmington. He said it went very well. He also said the City Council approved the Benson rezone, with the land swap. Brookside Hollow was a different story. He said staff told the City Council what position the Planning Commission was in. On the schematic plan and the Preliminary PUD master plan, the City Council is the decider. He said the Planning Commission could have made them do the traffic study and more, and they could have spent a lot of money and gone to City Council later and the potential to be denied was real. He said it was wise to add conditions for the people who are going to decide at this level. He said the City Council approved the schematic plan with conditions, but tabled the Preliminary PUD master plan until they can see the transportation study. They also added two more conditions—a tree preservation plan and a beefed up flood control plan. He said the City Council was okay with the use, but reasoned amongst themselves that no matter what use goes there, traffic is going to be an issue. The City Council decided they might as well figure out the solution now with the use going in there. He said they didn't disagree with the assisted living center or the patio homes. The City Council also liked the trail idea, and they did get approval from the LDS church to get a bridge crossing.

REZONE/SUBDIVISION

Item #3. Justin Atwater / Write Development Group (Public Hearing) – Applicant is requesting a recommendation for rezone and schematic plan approval for the Kirkham Subdivision consisting of 4 lots on 2.4 acres of property located at 975 N. Compton Road in an A-F (Agriculture – Foothill) and LR-F (Large Residential – Foothill) zone. The rezone application is for approximately .31 acres of the subject property (the northwest corner) from an A-F (Agriculture – Foothill) to an LR-F (Large Residential – Foothill) zone. (S-22-18 & Z-8-18)

Eric Anderson showed a vicinity map. He said there is a house currently on the south side of the property. It's owned by the Kirkham family and is in a trust right now. It's a cherry orchard. The general plan map is low density residential for the whole property. The zoning map shows that most of the property is already zoned LRF, Large Residential with the Foothill overlay. The northwest corner is zoned AF, Agriculture - Foothill. He said in order to move forward with the schematic plan of doing four lots the applicant needs to get the whole property zoned LRF, which is consistent with the general plan and with surrounding properties to the south, north and east. The majority of the area all around it, including

everything to the east and north, is all LR. He said the rezone application will be taking care of the remnant Agriculture Foothill overlay zone. If the rezone is approved, the schematic plan is in front of the Planning Commission tonight. He said there is a cul-de-sac that services three of the four lots. The fourth lot, with the existing home, will continue to access off of Compton Road. He said one big issue with the DRC has been storm water because the cul-de-sac is lower than Compton Road. Getting the storm water drainage from lots one and two out to Compton Road is a bit of an issue. The depth on the storm water line on Compton Road is such that both of the lots can drain onto the road and out to Compton Road. Lot 3 will have to have a retention basin, where the water will percolate back into the soil. He said it's not a detention basin where water goes into the basin then is slowly metered out into the storm water system. This one won't ever go into the storm water system. He said other than that the DRC has reviewed it and most of the issues will be addressed at the next step up. He said staff is recommending approval because the Agriculture zone in this location doesn't make sense according to the general plan. It's just a remnant property from when the property was annexed into the city. He said if you look at lot sizes they all meet the standard for a conventional subdivision in the LR zone of 20,000 minimum or above. They are all good sized lots, about half an acre and one is almost a full acre.

Justin Atwater, 1170 E Goldspur Ln. Fruit Heights, said he's excited about this project. It's a nice property and nice location for some high-end homes. He said with respect to the rezone, the most important thing is to understand that little corner, that's zoned Agriculture, really has no agriculture use. He said it's difficult for the current landowners to use it for that purpose. They think it fits in with the zone that's already there and is compatible with the things around it. He gave an update with regards to the storm water drainage. He said they're meeting with the engineer to go over solutions for that lot. Lots 1 and 2 can get out to Compton Road without any problems; it's about finding the best solution for lot 3. He said they want to make sure they're not impairing the integrity of that slope with whatever solution they come up with. He said they would follow their recommendation and think through how to best accomplish that solution. He said the back corner of lot 3 is about 10 feet lower than the road, and the storm drain in the road is about five to six feet deep. He said they're working with Havenhill Homes as the home builder. They brought the project to him. He also mentioned the family continues to own the existing home and plan to stay there. He said they are prepared to comply with the additional studies that come along with being in the Foothill zone.

Roger Child said one concern he has is on 1000 North. He said it's a fairly flat street, but he's concerned with it being a cross street with the additional cul-de-sac being planned. His concern is to make sure water coming off of 1000 North doesn't run over the road onto the cul de sac and burden the property owner with their own water as well as upstream water. **Eric Anderson** said one good thing about the road is it's a new development, within the last few years, and the storm water lines have been upgraded. He said it's not an old system that doesn't have small storm drain in there. **Roger Child** said the other question is about water percolation for the detention pond. He said parts of Farmington have significant rock and other parts are sandy. He asked if there will be a soils report to check the soil. **Mr. Atwater** said a soils report is required, and they will be sure to do those things.

Roger Child asked if **Mr. Atwater** had talked to the neighbors, the Noordas. **Mr. Atwater** said he had tried, but hadn't been able to yet. He said when they have to grade that road there will be a change in elevation from the neighbor's property to the road, so they'll have to find a solution for retaining. **Shawn Beus** asked if they'll put in curb gutter and sidewalk. **Mr. Atwater** said he thinks the DRC requested that, but it's something they still need to discuss. He said it depends on whether it's a public or private road. He said he knows curb and gutter is necessary for the drainage. He said this plan doesn't show sidewalk. **Russ Workman** asked if he anticipated problems from the Noordas. **Mr. Atwater** said he did not, that he hadn't heard anything to indicate that, but wants them to be part of the solution.

Roger Child asked if the road is designed that it can be a public or private road. **Mr. Atwater** said right now the right of way shown is a 33 foot width for the street. He thinks the standard is 56 feet so that is one of the issues. If they go to a public road and extend it to the full 56-foot right of way, then they are no longer compliant with lot minimum of 20,000 square feet. He said their objective or goal is to have it a private road, so even if they were to put sidewalks in it would be a part of the lot. He said they could have a pedestrian easement to allow for the use. **Roger Child** asked if it's required to have a full turn around if it's a private road. **Dave Petersen** said yes, that the turnaround is not the problem; it's the side treatments. **Mr. Atwater** said it's designed to meet the standard of turnaround and should be engineered for that.

Roger Child wanted to know about the cherry trees. **Mr. Atwater** said the homebuilder would love to maintain as many of the cherry trees as possible.

Kent Hinkley opened the public hearing at 7:30 p.m.

There were no comments at this time.

Kent Hinkley closed the public hearing at 7:31 p.m.

Rulon Homer said he wanted clarification about what or who determines if it's public or private street. **Dave Petersen** said it's a recommendation by Public Works. He said it's usually requested by the applicant, but he's not ready to request that. He also said the city has public streets that don't have sidewalk on them. Obviously there are some issues the developer wants to talk about with Public Works and the City Engineer. In Chapter 8 of the Subdivision Ordinance the City has the ability to modify the horizontal standards, but not the vertical standards. They can still be public without sidewalk.

Connie Deianni said 1000 North is a short street, but a steep, pitched road. Even though the storm drain was upgraded she is concerned about storm water, especially if there is a heavy storm. **Eric Anderson** explained that there's enough slope that water can get back out to the street. **Dave Petersen** said Public Works will know if water jumps the crown. He said most city's pipes are sized for a 25-year storm event. Farmington's are sized for 100 years. It has a lot of capacity.

Russ Workman asked, in regards to the Noorda property line, if the Planning Commission has authority to require some sort of mitigation for the four foot drop off. **Dave Petersen** said if the side treatments are going to go there, which would be difficult, it is another place they are considering requesting the sidewalk be waived. He said sidewalk is a public improvement, and we don't want dirt flowing onto the sidewalk. If they do side treatments it will require retaining even if that slope came right to the curb and gutter, and we also don't want dirt in the gutter, so retaining would again be required. He said we don't want erosion onto our public facility. **Russ Workman** asked if there are different types of retaining. **Dave Peterson** said at preliminary plat and final plat they can bring in what the developer is proposing. A lot of developers use keystone and a few people use boulders. **Connie Deianni** said given the price point she doesn't think the developer is going to want to have anything ugly. She said she is picturing it as a beautiful rock wall.

Motion:

Connie Deianni made a motion that the Planning Commission recommend that the City Council approve the rezone from A-F for approximately .31 acres of property located at 975 N. Compton Road as identified by parcel identification number 080520206, subject to all applicable Farmington City

ordinances and development standards and the following condition: the approval is subject to an approved preliminary plat.

Findings for Approval

1. The proposed rezone is consistent with General Plan designation of LDR.
2. The proposed rezone is consistent with surrounding neighborhoods, including the remaining 2 acres of the subject property.
3. Making the rezone contingent on the approval of a preliminary plat ensures that vesting does not occur without the approval of the subdivision, protecting the city in the event that the applicant does not move forward with the subdivision.

Russ Workman seconded the motion, which was unanimously approved.

Roger Child made a motion that the Planning Commission recommend that the City Council approve the schematic plan for the Kirkham Subdivision, subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The applicant shall provide the additional foothill overlay zone plans and development standards as set forth in Section 11-30-050 of the Zoning Ordinance prior to or concurrent with final plat;
2. The applicant shall amend the right-of-way to include park-strip and sidewalk on preliminary plat;
3. The applicant shall amend the alignment of the storm drain line on preliminary plat and subject to City Engineer approval;
4. All outstanding comments from the DRC for schematic plan shall be addressed on preliminary plat.

Rulon Homer seconded the motion, which was unanimously approved.

Findings for Approval:

1. The proposed plan meets the requirements of the subdivision and zoning ordinances of an LR-F zone, if the rezone does occur.
2. Schematic plan does not vest the property, and will be null-and-void if the rezone is not passed.
3. The proposed plan is for a conventional subdivision in the LR-F zone, and is an administrative act, if the rezone does occur.

CONDITIONAL USE PERMIT – SITE PLAN

Item #4. Travis Davis / Hughes Contractors (Public Hearing) – Applicant is requesting conditional use and site plan approval for the Stathis Trucking Facility on 12.55 acres of property located at 1291 S. 650 West in an LM&B (Light Manufacturing and Business) zone. (C-1-18)

Eric Anderson said the property is on 650 West at the southern boundary of the city. The applicant is requesting to do a building to store and work on trucks. It has to do with his trucking business, Stathis Trucking. He said because it is an LM&B zone it is Conditional Use to have this type of facility. In 2014 the applicant came in to request a Conditional Use Permit to do a storage and trucking yard which was approved. The applicant did not meet the conditions of approval at that time, so the recommended and suggested motion includes some of those conditions, including improving his portion of 650 West. Another one of the issues was about screening and fencing. Before, the condition included

a berm, but all that needs to be done is to be screened correctly. There's also a condition about Fire Marshal approval. One other condition that's been added since then is the final site plan approval that shall be delegated to staff. He said often times the Planning Commission will delegate the final approval to staff because some of the specific technical stuff from engineering and Central Davis Sewer is not within the Planning Commission purview. It's more technical stuff that needs to be worked out with the DRC agencies. Part of the site plan is the question of the elevation and perspectives of the building and the landscape plan. The applicant is requesting a waiver of planting material and is proposing a zeroscape. This means no plants, just decorative rock and rock mulch. That's a question for the Planning Commission to decide.

Travis Davis, 900 N Redwood Rd., Salt Lake City, said they are turning over every rock to make this project look as good as they can with the funds they have. He brought up that some of the previous conditions hadn't been met and was glad they hadn't, otherwise the owners would have spent money on things they just had to tear out. He said they are proposing to do very little landscaping. Part of the reason is that it's such a small landscaping area that to bring down the full irrigation line doesn't make sense, and they want to use as little culinary water as they can. He said in the previous Conditional Use the approval was for a solid fence. Now they are proposing to do a chain link fence with slats, which meets city standards, but didn't meet what was approved in the last Conditional Use Approval. Another thing he wanted to point out was that north of the parcel, on same side of street, the City is installing curb, gutter and sidewalk, yet on this parcel the owner is having to bear the burden of paying for that.

Russ Workman asked if there are any equivalent, by cost, fences that aren't as ugly as chain link. **Mr. Davis** said no. He said they could go with a vinyl fence, but it doesn't fit this use, especially with the high winds in the area. He said a good, sturdy chain link fence with heavier gage screening and posts is what they do in most applications like this, and it meets the City ordinance.

Connie Deianni asked why the previous conditions weren't met? **Travis Davis** said the problem was they got approval, but as time went on Mr. Stathis went back and forth with different options and couldn't land on a good design. He said he got involved in the project a little over a year ago and has been trying to help find that best value.

Roger Child asked about a construction bond to ensure that work is completed. He asked if they had that included in their budget. **Travis Davis** said they don't have money for a bond. He said one thing they want the City to consider is paying for their curb, gutter and sidewalk on 650 West if it's paying for it to the north of this.

Russ Workman asked if the City says they won't give an occupancy permit until all the conditions are satisfied, is the site going to be occupied during construction or will the trucks be taken off site until an occupancy permit is issued? **Travis Davis** said the site will be occupied during construction. He said the trucks are in the dirt right now, and will be during construction. He said it's fair to have all the conditions met to get a certificate of occupancy. He said the site can be occupied, the building cannot. It's a legal designation. After final inspection, then you can occupy the building. **Russ Workman** said they technically are not complying because the conditions of use have not been satisfied. **Travis Davis** said there is not a building to occupy right now, so it's tough to have them not occupy it now. He said in this condition there is the building. **Kent Hinkley** said he understands that for a building, but asked if it also applied to occupying a piece of dirt as well. He said they collectively did not meet the conditions to occupy that piece of dirt. **Eric Anderson** clarified to Mr. Davis that the Planning Commission is talking about the previous conditions for the site to store trucks. **Kent Hinkley** said he understands about the building permit, but Stathis Trucking has been in violation of occupying that piece of property because the conditions were not met. He acknowledged that the City didn't do anything to enforce it, but the owner didn't do anything about taking care of the conditions. He said

that's what concerns him. He was on the Planning Commission four years ago when it was done, and he feels like they were ignored. He said he's not feeling really good about whole thing. He has a hard time hearing Mr. Davis say he's glad the conditions weren't complied with. **Travis Davis** said he agrees. He said his company has only been on the project a little over a year. The only thing they can do now is help produce something that does produce everything the city needs. He said they are trying to improve this parcel. They're trying to put something there that's screened, has a nice looking building and will look good for a long time, so there aren't the problems that are there now. They are trying to remediate all the issues. **Roger Child** asked if there's water and sewer in the street. **Travis Davis** said both need to be extended.

Roger Child pointed out that there's a lot of land behind the building. He asked if there's a grand scheme that involves much higher volume of business that includes more trucks, a truck wash or truck wash equipment and what kind of water would be used. **Mr. Davis** said there is the thought of subdividing or developing the land because it is prime real estate. As far as the truck wash goes it would all be culinary. He said the property would like to be used, but he doesn't know what yet.

Russ Workman asked if this small operation with a few dozen trucks is going to turn into a major operation at that location. **Travis Davis** said he hopes their business goes that well, but other than the two phases shown, they haven't designed beyond that. **Russ Workman** asked staff if they would have to come in for another Conditional Use Permit if they wanted to add on to the parcel or building. **Eric Anderson** answered they may have to. **Russ Workman** wondered if they should be talking about traffic if the building stays the same size, but they can accommodate twenty times more trucks. **Eric Anderson** said he thought it was an appropriate question. He gave the example of the car wash from the previous Planning Commission meeting. He said the building isn't getting any bigger, but even the reorientation is considered an expansion of the existing Conditional Use. **Russ Workman** asked if they would need a new permit to pave the entire lot. **Eric Anderson** said probably not.

Roger Child asked what type of business this will be. **Travis Davis** said mostly hauling. They haul asphalt and aggregate products. The shop is to do light maintenance.

Russ Workman asked what volume of traffic has to exist before the City usually gets involved with a traffic study. **Eric Anderson** said it's usually requested by the Planning Commission unless it's for certain type of uses. He said for this type of use the Planning Commission can request one, but it's not a requirement. **Russ Workman** wanted to know if it's reasonable to say one of the conditional uses is if the traffic volume gets over a certain number they have to come back and get a traffic analysis. **Eric Anderson** said it has to be reasonable. They would have to come up with research numbers.

Connie Deianni asked what will be stored on the property besides the trucks. **Mr. Davis** said the trucks are hauling road base, so they leave the site empty, pick up aggregates, make multiple routes per day, then come back empty.

Roger Child said from a policy perspective he doesn't think there is anything that would restrict them right now. One thing that concerns him right now is that there is a lot of road construction that will take place with the West Davis Corridor. An operation like this could easily expand to a couple hundred trucks to meet the demand from road construction over the next couple of year. He asked do we want that mixing? Because it doesn't have good access to the interstate it has to leave through the residential streets and school zones. **Kent Hinkley** said they can already do all of those things. He said this only deals with them building a building. He asked if they're going to let them build a building on the property that they already approved them to use in the manner they are currently using it. He said there was nothing in their conditions that says they could only have twelve trucks. **Russ Workman** said now that they want to build a building the Planning Commission has an opportunity to revisit the conditions.

He said he doesn't think they have the right to say no to the building, but they do have the right to consider conditions that mitigate the impact of the building. He said if the building is going to invite higher traffic they have a responsibility to the school, to the school traffic and to the neighborhood.

Rulon Homer asked what they see of development of land to the north of the property. He asked if it comes under the City Master Plan. **Eric Anderson** said it's zoned LM&B so potentially anything that's listed in the ordinance as conditional use or permitted use could come in at this location.

Kent Hinkley opened the public hearing at 8:18 p.m.

John Stathis, 705 E. Rosewood Lane, Farmington, said the trucks leave early in morning then go to work in Salt Lake. He said he doesn't plan on growing huge. Right now he has twelve trucks. They leave early in the morning, usually at six or seven, then come back late at night and park. He said they're not in and out all day. He said there's nothing they need to haul down there.

Annie Richardson, 430 Fairfield Rd, Layton said she helps Mr. Stathis with the business. It's just a small family business with only 11 or 12 trucks. She said she can't even fathom hundreds of trucks. She said they're just thinking about a beautiful building that will accommodate what they have right now.

Mr. Stathis said his dream is to have a shop. He's never had one before. **Russ Workman** asked how many square feet the shop would be. **Mr. Stathis** said 60X110 with a small office on the front.

Kent Hinkley closed the public hearing at 8:23 p.m.

Shawn Beus said Centerville is interested in extending 650 West so there is interest to have that be a back access into the area eventually. He said it brings up the xeriscaping versus the xeriscaping. He asked if some of the xeriscaping requires no water. **Eric Anderson** there are all kinds of xeriscaping. Some have drip irrigation. There are types of plants that require zero irrigation. They do require some hand watering the first month or two—like sagebrush or cacti. He said you're pretty limited on types of plants you can do that with. **Shawn Beus** said the reason he asks is because if 650 West is a back access connecting Centerville with Farmington it would be nice to look as nice as possible, and xeriscaping would accomplish that.

Amy Shumway brought up who paid for the sidewalks on 650 West. **Eric Anderson** said it was a combination of homeowners, the school district, grants and the city. He said every new development pays for their own portion of their frontage. He said that's the city's standard practice. He said there was a 650 West extension agreement. Part of the sidewalk and roadway improvements were attained through a TIGER Grant, which UTA got. He said it falls under the First-Last Mile Program. Some sections of 650 West qualified. He said in terms of paying for, the city has never put in improvements in front of a commercial, to his knowledge. He said the Pack family did storage units and the industrial offices, and they did their own improvements.

Amy Shumway said she also had a question on the fence. She said she doesn't like the idea of a chain link with vinyl slats. She said it was in the conditions that were already agreed upon. She said she would like to keep the solid fence as part of the conditions.

Kent Hinkley referenced the storage unit across the street. He said they have a fence on the east side that's a block wall that appears to be eight feet. **Amy Shumway** said she thinks it is a standard. If there is going to be a road that connects to Centerville the property value will skyrocket for industrial use there. She thinks the standard needs to be set.

Eric Anderson said the storage units did do a xeriscape and did do grass.

Shawn Beus said he doesn't have a problem with chain link fence in that area. It's an industrial use.

Roger Child said the one concern he has is trucks blending in with school traffic. If they're leaving between six or seven it could easily blend with kids coming to school in the morning.

Rulon Homer said he was concerned about development, but he doesn't want to make it too restrictive for this business. He said it's frustrating, but everyone has a right to develop their land within the confines of the law.

Russ Workman said it's an opportunity to do a lot more with the land. In twenty years from now it's already permitted for trucks, so they could find a way to use it for many more trucks. He said these decisions are permanent.

Connie Deianni asked about fencing and parking. **Mr. Davis** said the intent was never for trucks to park out front. He said other than coming and going you would never see a truck.

Kent Hinkley asked how the Planning Commission feels about the conditions that are in the motion that were part of the conditions before, but weren't fulfilled. They are the same with some added conditions. **Russ Workman** said he was good with them. **Connie Deianni** said she was good with them because occupancy can be withheld until the conditions are met. They can build the building, but can't move in until they satisfy all the conditions. **Eric Anderson** said in terms of the City's ability to enforce the conditions, the certificate of occupancy for a building permit is a bigger deal than any mechanism they had before. It would have been a code enforcement issue before, but the certificate of occupancy is a big deal. It's a big thing the City can enforce.

Kent Hinkley asked if anyone felt inclined to modify the conditions. **Shawn Beus** said he was curious about the park strip xeriscaping. **Eric Anderson** said if the Planning Commission is approving the site plan and the landscaping plan and the landscaping plan is included in what they're approving, it will be zeroscape. He said if they want to see a xeriscape they need to specify that in a condition.

Kent Hinkley said he wanted to bring up the fence again. He said in the conditions they have here it's not very specific as to what kind of a fence they want. **Eric Anderson** commented that it says they have to screen it. **Kent Hinkley** said that means chain link with slats is okay. He said maybe the fencing across the front ought to be some higher quality or something more attractive than the fencing going back. **Shawn Beus** asked if the fencing continues around the whole property. **Mr. Davis** said right now it's just on the frontage. **Eric Anderson** said the ordinance specifies that in fencing there are particular instances as to what kind of fencing has to be put in. As a general rule the ordinance doesn't always specify what kind of fence, but with a conditional use you can require certain conditions, that are reasonable, to be met. To screen the contractor yard would be one of those.

Connie Deianni said she didn't have a problem with the chain link fence, but she did like the idea of something nicer fronting 650 West. **Mr. Davis** said a nicer fence is going to cost an additional \$50,000.

Shawn Beus wondered if they could get a better definition of what a reasonable limit would be if they knew the length of the fence. Then they could take the differential. He asked the length of the fence. **Eric Anderson** said about 423. **Mr. Davis** said the good thing about vinyl slats is that they stay there and they look the same. They don't get worse, and they hold up better to the wind. **Russ**

Workman asked if they even needed a fence. **Kent Hinkley** said if it were kept looking nice he's not sure they even need a fence except for security. **Russ Workman** said he'd rather have the fence behind the building. **Roger Child** said the fence needs to block the view of the yard, not the building. **Kent Hinkley** said he agrees, particularly if the landscaping in front of the building is nice. The fence ought to be security in the back of the building. **Amy Shumway** said she's trying to imagine if the building is complete, you're going to drive down, see gravel and a plain building. **Connie Deianni** said there will be the park strip in front with three to four foot rocks strategically placed, with some sage and three inch gravel. Then it looks nice and has appeal to it. **Kent Hinkley** asked if it would be reasonable to make a condition to have staff approve a more detailed landscape plan. **Mr. Davis** said he thinks that's fair to have the chain link fence toward the back of the building and then the landscape portion shown on either side of the sidewalk and up the property line on the side be xeriscaping.

Connie Deianni made a motion that the Planning Commission approve the site plan and conditional use permit subject to all applicable Farmington City codes and development standards and the following conditions:

1. The applicant will improve his portion of 650 West according to Farmington City Development Standards for a Minor Collector and the engineering specifications as determined by the City Engineer;
2. Lighting shall be designed, located and directed so as to eliminate glare and minimize reflection of light to neighboring properties;
3. The applicant shall provide a sign plan for any and all signs on the property and such sign plan must be approved by the City;
4. The applicant shall clarify what is being stored, type, and quantity in the building subject to Fire Marshall approval;
5. The applicant shall screen the storage site through the use of landscaping, fencing or a combination of both from view from any public street; fencing shall be located behind the building extending to each side of the property and be constructed of chain link with slats;
6. Final site plan approval shall be delegated to staff;
7. The applicant must obtain all other applicable permits for the operation of the conditional use including but not limited to a business license from Farmington City, all health department regulations and all applicable building codes;
8. Delegate to staff the decision on a detailed landscaping plan, which will include variable size rocks, 3-4 feet and add some xeriscape plants.

Shawn Beus seconded the motion, which was approved by all Planning Commission members other than **Amy Shumway** who opposed the motion. She said she opposed because of the fence and because of the asphalt and gravel. She thinks the fence would break it up. She thinks it will be a sea of gravel and asphalt. The motion passed six to one.

Findings for Approval

1. The proposed use of the particular location is necessary and desirable and provides a service which contributes to the general well-being of the community.
2. The proposed use complies with all regulations and conditions in the Farmington City Zoning Ordinance for this particular use.
3. The proposed use conforms to the goals, policies, and principles of the Comprehensive General Plan.
4. The proposed use is compatible with the character of the site, adjacent properties, surrounding neighborhood and other existing neighborhoods.

5. The location provides or will provide adequate utilities, transportation access, drainage, parking and loading space, lighting, screening, landscaping and open space, fire protection, and safe and convenient pedestrian and vehicular circulation.
6. The proposed use is not detrimental to the health, safety, and general welfare of persons residing or working in the vicinity.
7. The proposed use provides adequate parking as set forth in section 11-32-040 of the Zoning Ordinance.

Kent Hinkley asked the applicant that they do soften the front of the property and to keep in mind that it becomes one of the gateways into Farmington. He hopes he feels some obligation to make it as nice as possible and keep it that way.

Eric Anderson said sometimes staff will include reading for the Commission. He included an article about the scenic byway for the West Davis Corridor. He said it was a collected effort from every city along West Davis Corridor, as well as UDOT, to designate the WDC as a scenic byway which means there are no billboards allowed and some limits on speed as well as some other things that they can do, limiting light. He said it's a pretty big deal that all the communities came together to get this so they just wanted to call that out. He added that once in awhile staff will include an article that's planning related to educate the Planning Commission, or things he found interesting and educational. **Shawn Beus** said the County is supportive of that designation. He said there is some talk of dropping the name Legacy and calling it the Great Salt Lake Scenic Byway.

ADJOURNMENT

Motion:

At 9:05 p.m., **Shawn Beus** made a motion to adjourn the meeting, which was unanimously approved.



Kent Hinkley
Chair, Farmington City Planning Commission